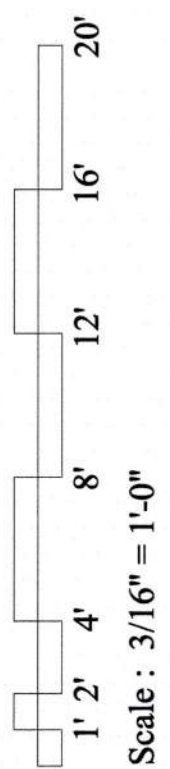
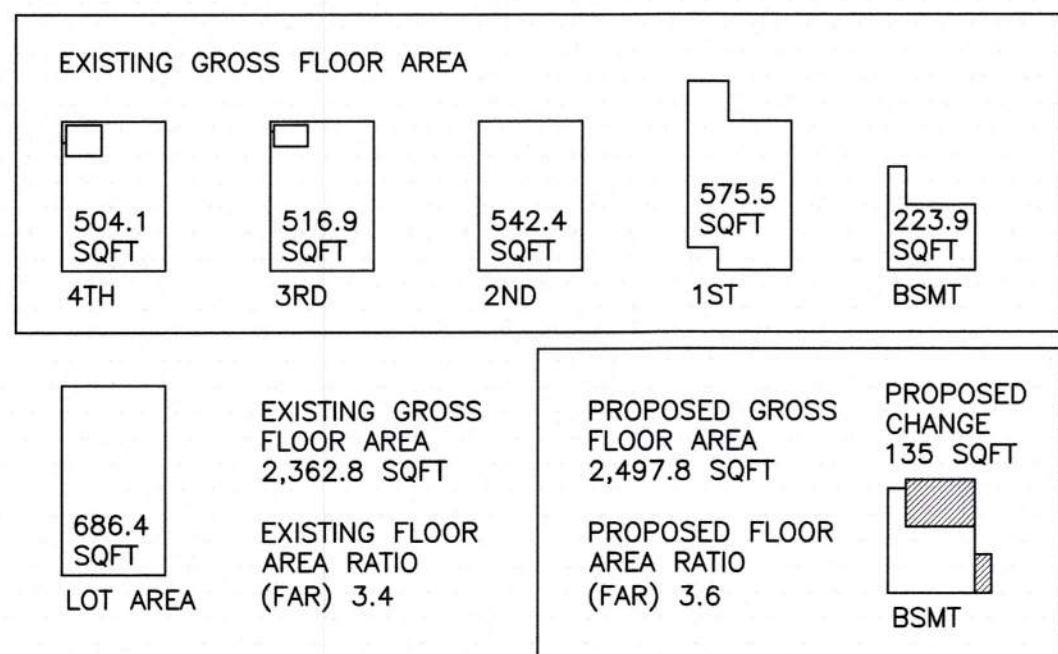




2 FRONT ELEVATION (EAST)
SCALE: 3/16" = 1'-0"



Scale : 3/16" = 1'-0"



NOTE
THERE IS NO CHANGE PROPOSED TO THE EXTERIOR OF THE PROPERTY THAT WILL AFFECT THE FLOOR AREA RATIO.

1 FLOOR AREA RATIO CALCULATIONS (FAR)
SCALE: NOT TO SCALE

SCOPE OF THE WORK

THE WORK CONSISTS OF THE INTERIOR RENOVATION OF THE FRONT PORTION OF THE BASEMENT OF A FIVE STORY, SINGLE FAMILY BRICK ROW HOUSE, INCLUDING SELECTIVE DEMOLITION OF INTERIOR FINISHES, PARTITION WALLS, AND PORTIONS OF A MASONRY WALL, AND INSTALLATION OF NEW PARTITIONS, FINISHES, RELOCATION OF THE ELECTRICAL SERVICE, MINOR PLUMBING AND ELECTRICAL. THE PURPOSE OF THE RENOVATION IS TO CONVERT THE EXISTING PLANT ROOM AND A PORTION OF THE STORAGE AREA INTO A BEDROOM.

THE ONLY EXTERIOR WORK IS THE REPLACEMENT AND RECONSTRUCTION OF THE EXISTING SERVICE DOOR, SO AS TO MAINTAIN THE AESTHETIC OF THE EXISTING DOOR WHILE PROVIDING IMPROVED FUNCTIONALITY AND ENERGY PERFORMANCE, AND IT BEING REPURPOSED AS THE EMERGENCY ESCAPE OPENING FOR THE BEDROOM.

THE EXISTING THREE QUARTER BATH IS TO BE ENLARGED TO ALLOW THE INSTALLATION OF A FULL SIZE VANITY, WITH NO CHANGES TO THE OTHER PLUMBING FIXTURES.

A SMALLER STORAGE ROOM IS TO REMAIN, PARTITIONED OFF, AT THE REAR OF THE BEDROOM.

DAYLIGHT IS PROVIDED BY TWO EXISTING SIDEWALK LEVEL WINDOWS ON THE FRONT ELEVATION AND SUPPLEMENTED BY INTERIOR LIGHTING.

VENTILATION IS PROVIDED BY THE EXISTING SIDEWALK LEVEL WINDOWS AND REDUNDANT MECHANICAL VENTILATION. THE EXISTING MECHANICAL SYSTEM IS A SEALED COMBUSTION UNIT WITH DEDICATED OUTSIDE SUPPLY AIR AND EXHAUST.

GENERAL NOTES

- ALL WORK IS TO BE CONSTRUCTED PER THE REQUIREMENTS OF THE CURRENT BUILDING CODE AND THE LOCAL BUILDING INSPECTOR.
- THE MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER ENGINEERING DISCIPLINES ARE TO BE DESIGN BUILD BY THE SUB-CONTRACTOR AND COORDINATED BY THE GENERAL CONTRACTOR.
- ALL INTERIOR DIMENSIONS ARE TO THE FACE OF THE WALL FINISH AND BASED ON A 4 1/2" THICK INTERIOR WALL ASSEMBLY, UNLESS INDICATED OTHERWISE
- ALL DOORS ARE TO BE LOCATED BASED ON A FINISH DIMENSION OF 6" FROM THE FRAME RABBET TO THE FACE OF THE PERPENDICULAR WALL, UNLESS INDICATED OTHERWISE
- ALL MATERIALS, PRODUCTS, EQUIPMENT, APPLIANCES, ETC ARE TO BE INSTALLED PER THE MANUFACTURERS REQUIREMENTS, IF ANY OF THE MANUFACTURERS REQUIREMENTS CONFLICT WITH THESE CONSTRUCTION DOCUMENTS CONTACT THE ARCHITECT AND OWNER FOR DIRECTION PRIOR TO PROCEEDING WITH THE WORK.
- ALL FIRE ALARM COMPONENTS ARE TO BE NEW, HARD WIRED, INTERCONNECTED, AND COORDINATED WITH EXISTING FIRE ALARM SYSTEM. SMOKE DETECTORS ARE REQUIRED IN EACH SLEEPING ROOM. COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED TO BE INSTALLED IN THE HALL COMMON TO THE SLEEPING ROOMS WITHIN 10' OF ALL BEDROOMS. CONFIRM INTERCONNECTED SMOKE DETECTORS ARE INSTALLED AT EACH LEVEL IN THE VICINITY OF THE STAIRS, LOCATIONS FOR NEW COMPONENTS ARE TO BE COORDINATED ON SITE WITH THE OWNER.

DOOR SCHEDULE

TAG	LOCATION	WIDTH	HEIGHT	STYLE	NOTES
1	EMERGENCY ESCAPE OPENING	2'-0"	3'-11"	SEE NOTES	1
2	MECHANICAL ACCESS	2'-0"	6'-0"	SOLID CORE SLAB	2, 5
3	ELEC SERVICE CLOSET	2'-8"	6'-2"	SOLID CORE SLAB	2, 4, 5
4	ELEC PANEL CLOSET	2@ 2'-0"	6'-2"	SOLID CORE SLAB	2, 5
5	TELE/DATA CLOSET	2@ 2'-0"	6'-2"	SOLID CORE SLAB	2, 5
6	BEDROOM	2'-6"	6'-2"	SEE NOTES	3, 5
7	STORAGE	2'-6"	6'-2"	SOLID CORE SLAB	2, 5

DOOR SCHEDULE NOTES :

- EMERGENCY ESCAPE OPENING REQUIREMENTS INCLUDE A MINIMUM CLEAR OPENING WIDTH OF 20", A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A CLEAR OPEN AREA OF 5.0 SQUARE FEET, BECAUSE IT IS A GRADE LEVEL OPENING. THE PROPOSED OPENING IS THE REPURPOSE OF AN EXISTING SERVICE ENTRANCE WHERE THE EXISTING DOOR PROVIDES 22" OF CLEAR WIDTH AND 45" OF CLEAR HEIGHT FOR A CLEAR AREA OF 6.9 SQFT. THE DESIGN STRATEGY IS TO LAMINATE THE SKIN OF THE EXISTING DOOR AND PANEL ABOVE TO THE FACE OF A NEW INSULATED DOOR, WITH A U-FACTOR OF 0.30, TO ACHIEVE IMPROVED FUNCTIONALITY AND ENERGY PERFORMANCE WHILE MAINTAINING THE EXISTING AESTHETICS. SEE DETAIL 3 ON SHEET A1.1 FOR CONSTRUCTION NOTES.
- CLOSET, MECHANICAL, AND STORAGE ROOM DOORS ARE TO BE FLAT SLABS WITH FLUSH/CONCEALED HARDWARE INSTALLED IN FLUSH FRAMES TO PROVIDE MINIMAL VIABILITY WITHIN THE ROOM.
- DOOR TO BE BASED ON MASONITE PRODUCTS, OR APPROVED EQUAL, TO REPLICATE EXISTING SECOND FLOOR INTERIOR DOORS, INCLUDING HARDWARE.
- ELECTRICAL SERVICE CLOSET DOOR REQUIRED TO HAVE A CLEAR OPEN WIDTH OR 2'-6" TO PROVIDE ELECTRICAL ACCESS CLEARANCE REQUIRED BY CODE.
- VERIFY ALLOWABLE DIMENSIONS FOR ALL DOORS ON SITE PRIOR TO ORDERING.

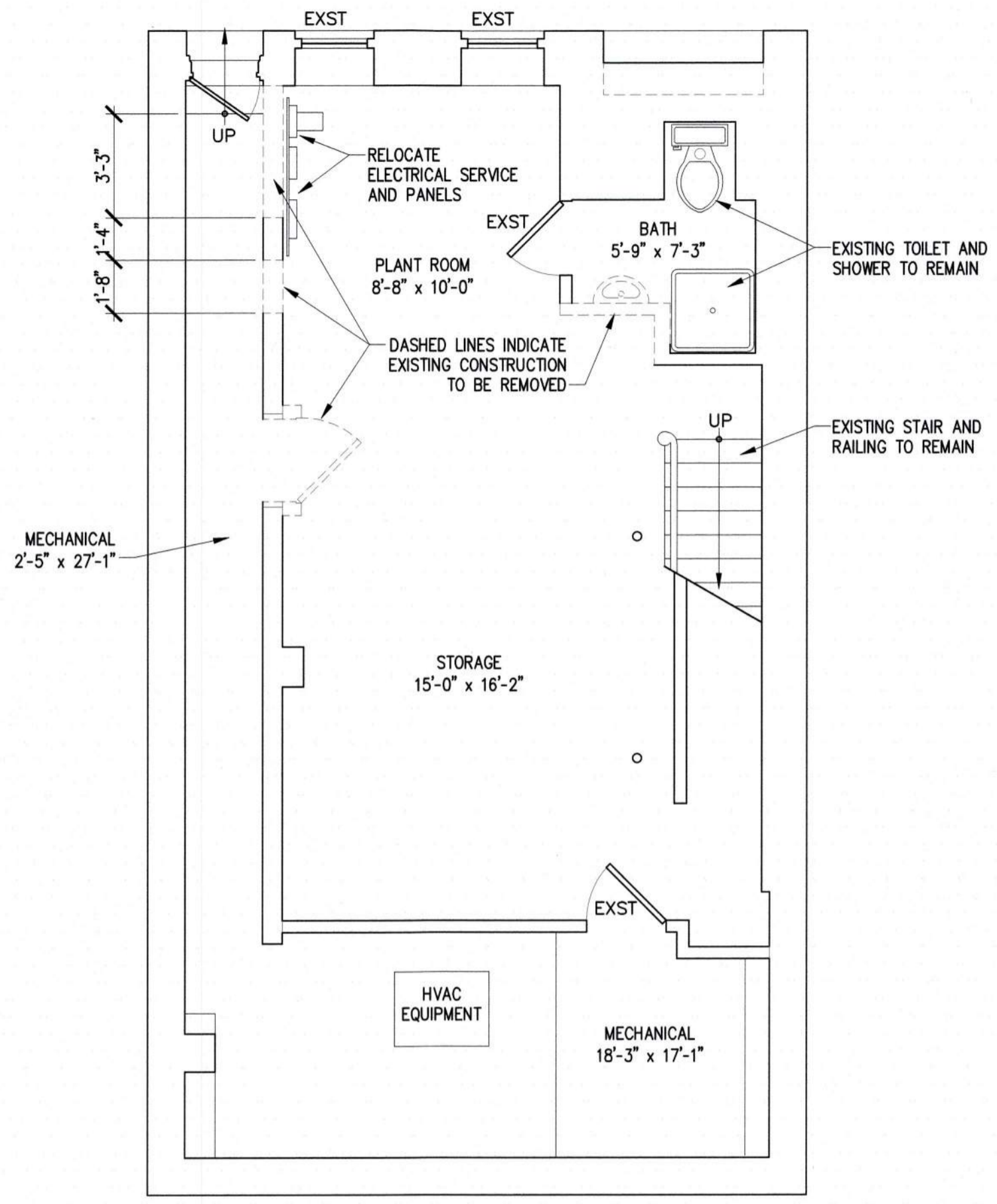
TABLE OF CONTENTS

- A1.0 TABLE OF CONTENTS, SCOPE OF WORK, GENERAL NOTES, DOOR SCHEDULE, FRONT ELEVATION, FAR CALCULATIONS
- A1.1 EXISTING & PROPOSED BASEMENT PLANS, BASEMENT CROSS SECTION AT FRONT WALL, & SECTION THROUGH EMERGENCY ESCAPE OPENING

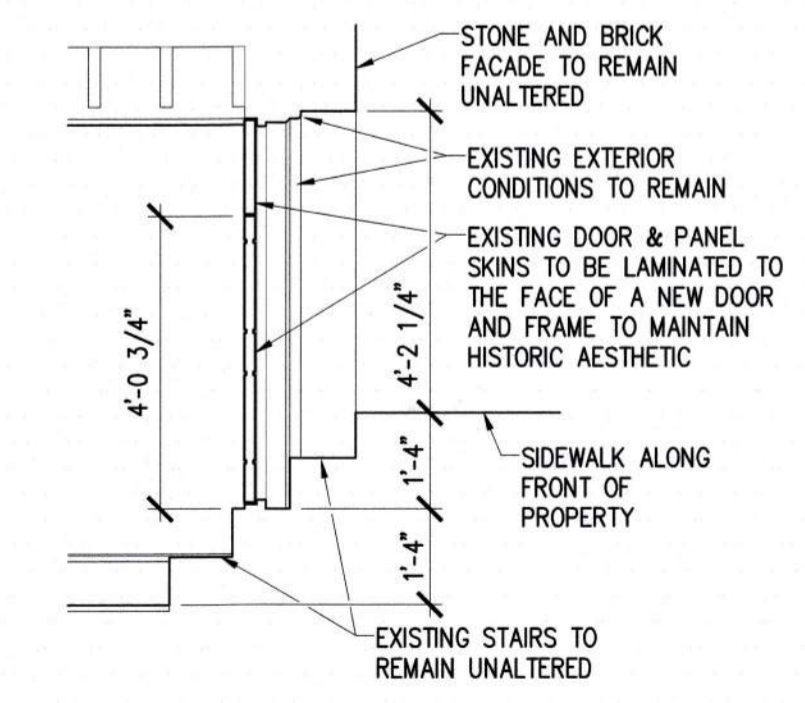


12'
8'
4'
1' 2"
12'
8'
4'
1' 2"

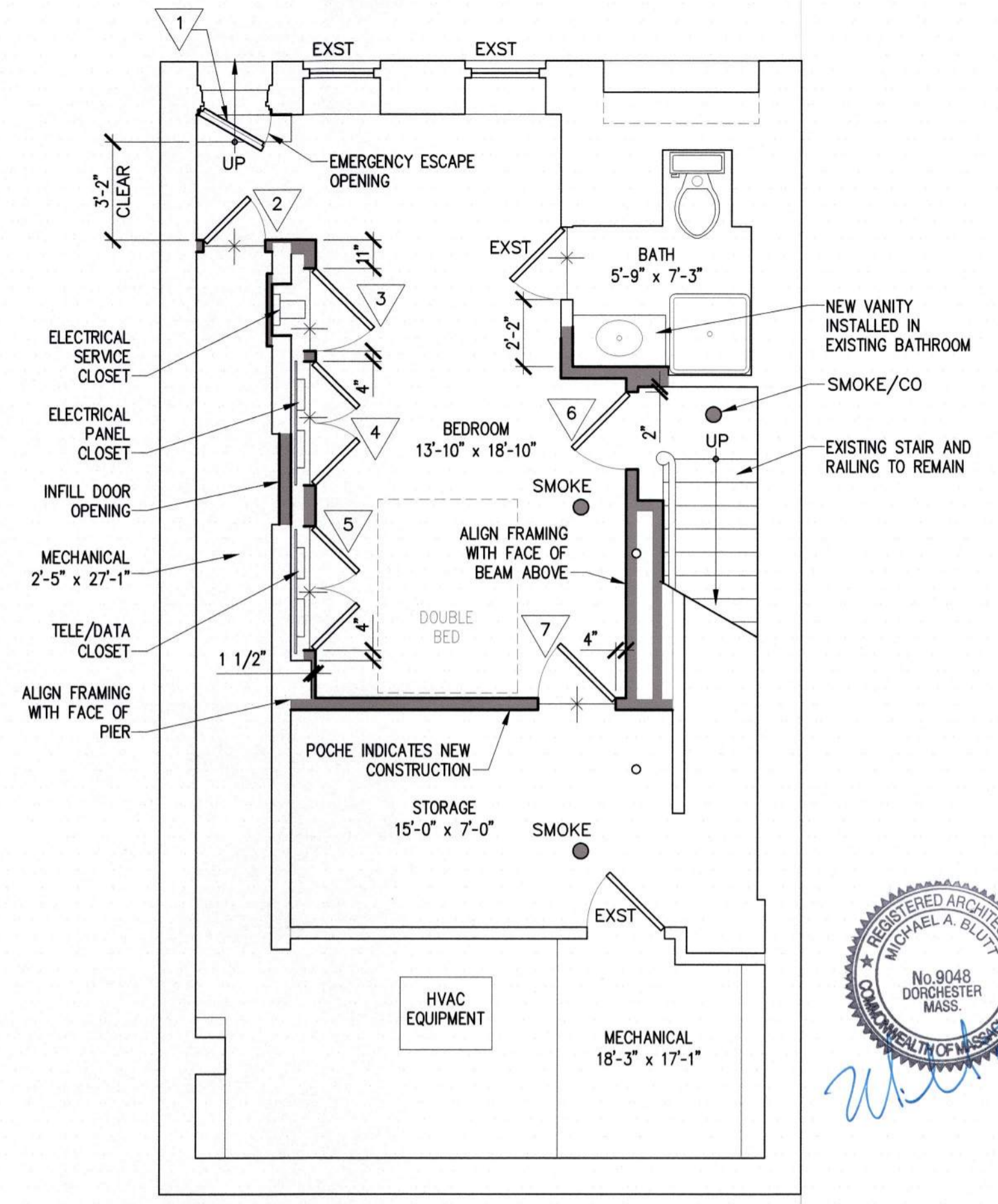
Scale: 3/8" = 1'-0"
Scale: 1/4" = 1'-0"



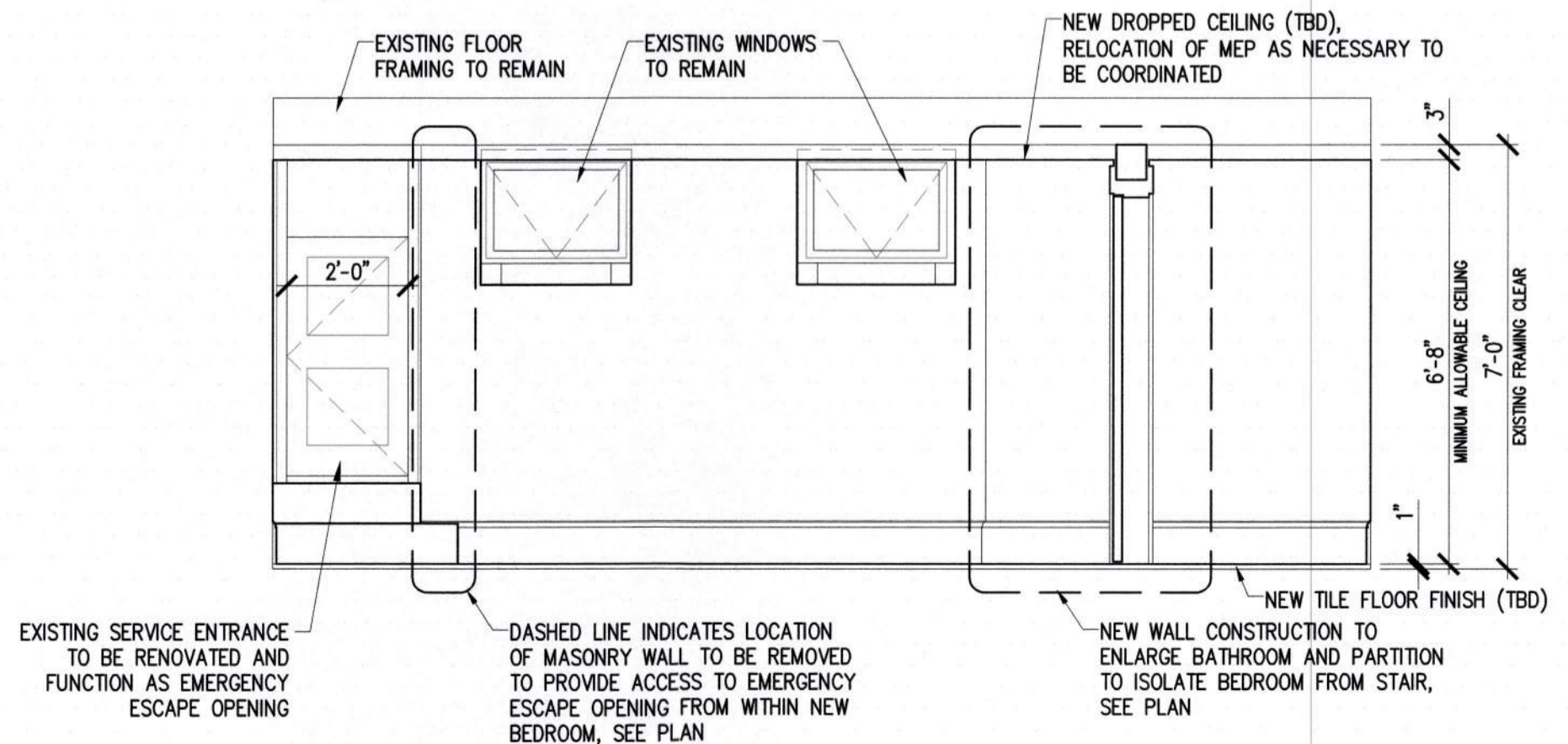
4 EXISTING/DEMOLITION BASEMENT PLAN
SCALE: 1/4" = 1'-0"



3 SECTION THROUGH EMERGENCY ESCAPE OPENING
SCALE: 3/8" = 1'-0"



2 PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"



1 BASEMENT CROSS SECTION AT FRONT WALL
SCALE: 3/8" = 1'-0"



Blutt Architecture
BluttArchitecture.com
617-930-1935

35 South Russell Street
Boston MA
Project # 20002

Existing & Proposed Basement Plans,
Basement Cross Section at Front wall,
& Section Through Emergency Escape Opening

June 22, 2021

A1.1